

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Orangethorpe/Placentia Mixed Use Project - GPA 2022-01, SPA 2021-01 & DRP 2021-02

Lead Agency: City of Placentia Contact Person: Andrew A. Gonzales, Planning Manager
Mailing Address: 401 East Chapman Avenue Phone: 714) 993-8218
City: Placentia Zip: 92870 County: Orange

Project Location: County: Orange City/Nearest Community: Placentia

Cross Streets: W. Orangethorpe Avenue & S. Placentia Avenue Zip Code: 92870

Longitude/Latitude (degrees, minutes and seconds): 33° 51' 39.00" N / 117° 52' 56.20" W Total Acres: 2.72

Assessor's Parcel No.: 339-112-27 Section: 00 Twp.: 3S Range: 10W Base: SBBM

Within 2 Miles: State Hwy #: SR-57, SR-91 Waterways: Santa Ana River, Anaheim Lake, Miller & Kraemer Basins

Airports: N/A Railways: Metrolink, BNSF Schools: Melrose Elem., Kraemer Middle & Valencia High

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Specific Plan Amendment

Development Type:

Residential: Units 248 Acres 2.72
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 3,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: 7-level Parking Structure

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant-Former car dealership and auto repair structure / Specific Plan 5 / Specific Plan

Project Description: (please use a separate page if necessary)

General Plan Amendment 2022-01 will allow Mixed Use (Residential-Commercial development) as a permissible land use category within Parcel 9 of SP-5. Specific Plan Amendment 2021-01 will allow mixed-use (residential-commercial development) within the SP-5 Parcel 9 boundaries and will establish development standards for new residential uses, including but not limited to gross lot area, FAR, height, residential density, dwelling unit size, parking, setbacks and lot coverage. An amendment to the SP-5 is also required to allow for parking structures as a permitted use in Parcel 9. Development Review Plan 2021-02 will allow the Applicant to demolish the existing car dealership and auto repair facility and to allow the new construction and operation of 248 multi-family residential dwelling units, up to 3,000 square feet of commercial retail use and a 7-level parking structure on 2.72-acres.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>R8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 29, 2023 Ending Date December 28, 2023 (accepted through January 4, 2024)

Lead Agency (Complete if applicable):

Consulting Firm: <u>Harris & Associates</u>	Applicant: <u>Orangethorpe Investment Partners, LLC c/o Gilad Ganish</u>
Address: <u>101 Progress, Suite 250</u>	Address: <u>2881 East La Cresta Avenue</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Anaheim, CA 92806</u>
Contact: <u>William Halligan, Esq.</u>	Phone: <u>(949) 510-8255</u>
Phone: <u>949-655-3900</u>	

Signature of Lead Agency Representative:  Date: **11-27-2023**

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.